

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2018**

- 3. APPLICATION: Z17-045**
Location: **5049 SUNBURY ROAD (43230)**, being 5.04± acres located on the west side of Sunbury Road, 350± feet south of Hidden Ridge Drive (410-295667; Northland Community Council).
Existing Zoning: R, Rural District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Homeport; c/o Dave Perry, Agent, David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Charles and Cynthia Herndon; 9110 Laylin Lane; Kelleys Island, OH 43438.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

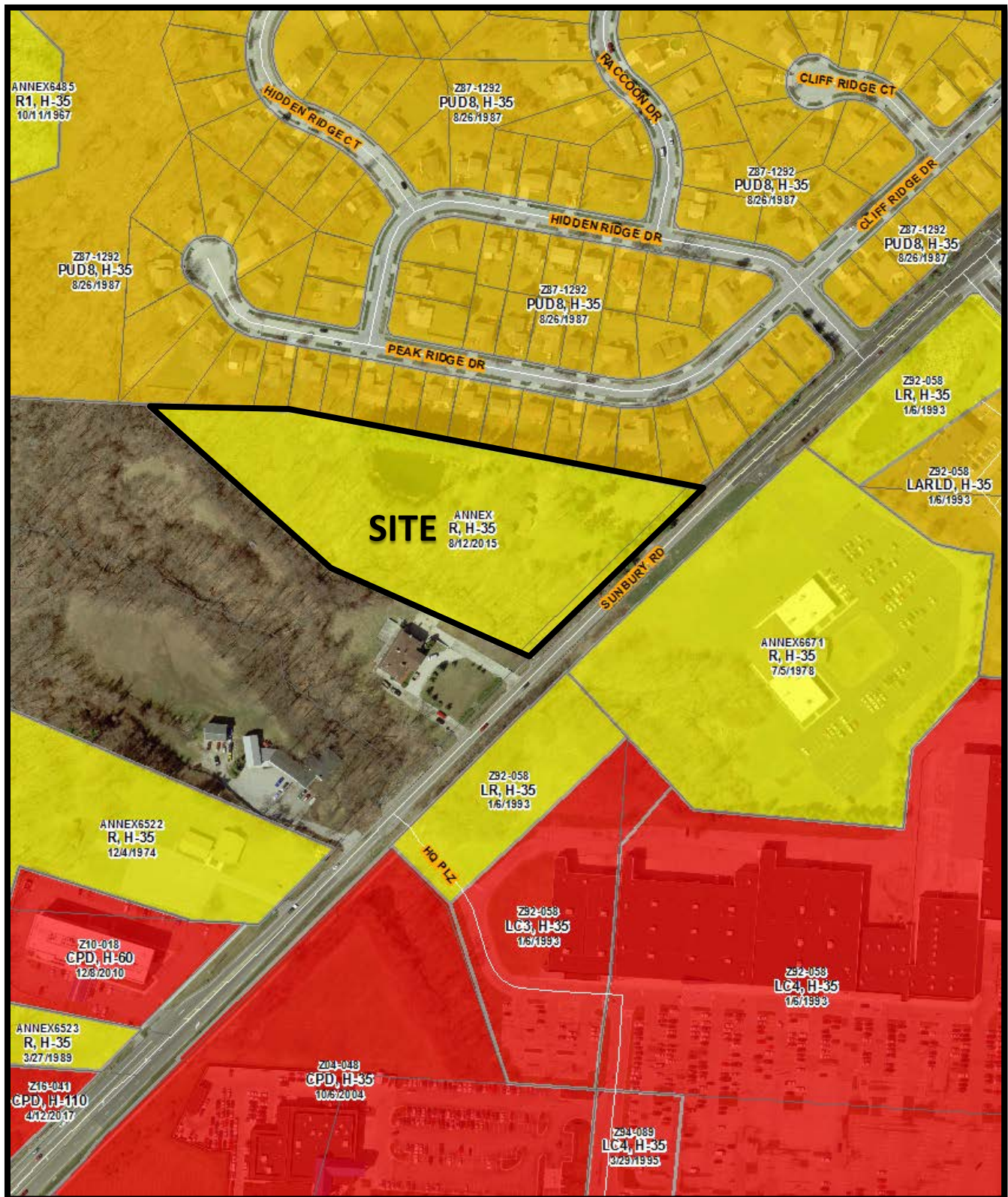
BACKGROUND:

- The site consists of one parcel developed with a single-unit dwelling in the R, Rural District as the result of annexation. The applicant is requesting the L-AR-12, Limited Apartment Residential District to allow development of the site with 60 dwelling units, arranged in three buildings, with a total density of 11.91 dwelling-units per acre.
- North of the site are single-unit dwellings in the PUD-8, Planned Unit Development District. South and west of the site is a single-unit dwelling in the R-8, Restricted Urban Residential District in Blendon Township. East of the site is a religious facility in the R, Rural District.
- This site is located within the *Northland I Area Plan* (2014), which recommends “Low-Medium Density Residential” uses for this location with a typical density of 4-6 dwelling-units per acre.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for disapproval.
- The limitation text includes a commitment to a site plan, building renderings and development standards addressing density, building and parking setbacks, vehicular access, buffering, screening, and landscaping, preservation of natural elements, and building materials.

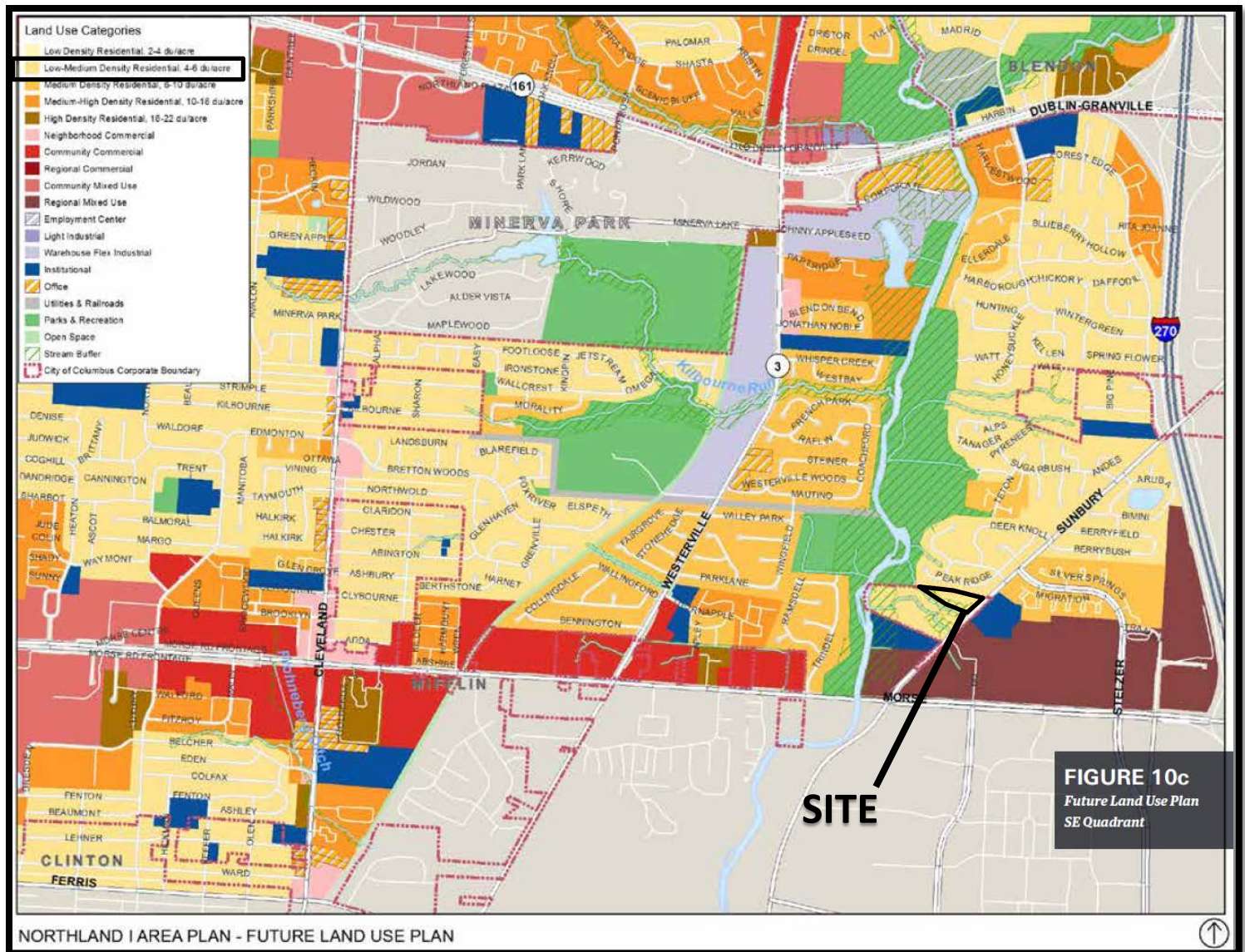
- Concurrent CV17-075 has been filed to allow reduced building setback along Sunbury Road, a reduction in the required perimeter yard on the north side of the property, and to allow maneuvering into the required parking setback. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Thoroughfare Plan* identifies Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 60-units contain in three buildings, resulting in a gross density of 11.91 dwelling-unit per acre. The *Northland I Area Plan* calls for typical density of 4-6 dwelling-units per acre. The increased density proposed for this location is supportable because the site plan and development text are sensitive to existing natural resources and the stream corridor protection zone on site, and includes sufficient buffering and setbacks between the proposed buildings and the single-unit dwellings to the north.



Z17-045
 5049 Sunbury Road
 Approximately 5.04 acres
 From R to L-AR-12



Low-Medium Density Residential: Predominantly single-family development, with limited amounts of 2-4 unit buildings interspersed - often at intersections or along larger streets. This category may also include lower density townhouses/condominiums. Typical Density: 4-6 dwelling units per acre.

Z17-045
5049 Sunbury Road
Approximately 5.04 acres
From R to L-AR-12



Z17-045
5049 Sunbury Road
Approximately 5.04 acres
From R to L-AR-12

DEVELOPMENT TEXT**EXISTING ZONING:**

R, Rural

PROPOSED DISTRICT:

L-AR-12, Limited Apartment Residential

PROPERTY ADDRESS:

5049 Sunbury Road, Columbus, OH 43230

OWNER:

Charles L. and Cynthia S. Herndon, 110 Laylin Lane, Kelleys Island, OH 43438

APPLICANT:

Homeport c/o Dave Perry, David Perry Company, Inc. 411 E Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E Town Street, FL 2, Columbus, OH 43215

DATE OF TEXT:

January 3, 2018

APPLICATION NUMBER:

Z17-045

INTRODUCTION:

The subject property is 5.035 +/- acres located on the west side of Sunbury Road, 473 +/- feet south of Hidden Ridge Drive. Applicant proposes to develop the site with three (3) apartment buildings with a total of 60 dwelling units. The plan titled "5049 Sunbury Road", hereafter the "Site Plan", and building renderings titled "5049 Sunbury Road, Building A Rendering", "5049 Sunbury Road, Building A Rendering", "5049 Sunbury Road, Building A Rendering", hereafter "Building Renderings", all dated December 28, 2017, and referenced in Section 2.G. of this text, depicts the proposed site development and proposed apartment buildings. Council Variance application CV17-075 is a companion ordinance with this rezoning.

1. PERMITTED USES: Uses of Section 3333.02, AR-12, ARLD and AR-1 apartment residential district use, which are hereby specifically limited to a maximum of 60 dwelling units and accessory uses.

2. DEVELOPMENT STANDARDS: Except as specified herein and in CV17-075, the applicable development standards of Chapter 3333, Apartment Residential Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply. Council variance application CV17-075 is a companion ordinance to this rezoning and modifies certain development standards, as itemized in the variance ordinance.

A. Density, Height Lot and/or Setback Commitments.

1. There shall be a maximum of 60 dwelling units.
2. Subject to CV17-075, the Sunbury Road building setback line shall be 25'.
3. Subject to CV17-075, the Sunbury Road parking setback line shall be reduced

to 0' to 12' to permit maneuvering area for two (2) parking spaces located behind the parking setback line at the east end of the in the north row of parking to maneuver in part of the driveway, thereby maneuvering across the 25' parking setback line within the driveway.

B. Access, Loading, Parking and/or Traffic Related Commitments.

1. Developer shall dedicate right of way totaling fifty (50) feet from centerline of Sunbury Road, if not already dedicated.
2. Vehicular access shall be as depicted on the Site Plan.
3. A northbound left turn lane shall be provided in accordance with the approved access study. A 175' northbound left turn lane shall be provided from Sunbury Road to the site.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

1. Open space corresponding to the Alum Creek tributary Stream Corridor Protection Zone (SCPZ) shall be preserved in its natural state, as noted by "Preservation Area" on the Site Plan, and shall remain undisturbed, except if the City of Columbus requires a main-line sanitary sewer extension to provide future sanitary sewer service to the south.
2. Street trees shall be provided, by either new tree planting or preservation of existing trees, along Sunbury Road in the 25' building setback, at the rate of one (1) tree per 50 lineal feet. With preservation of existing trees, trees may be grouped.
3. In the north twenty (20) foot landscaped setback along the east 375 feet of the north property line, applicant shall make every reasonable effort to preserve existing trees of two (2) inch caliper or greater other than a). excavation required for access to the sanitary sewer main, which is located in a City of Columbus sanitary sewer easement in Creek Ridge Subdivision, along and parallel to the north property line, and b). for existing trees adjacent to the 20 foot landscaped setback that me be affected by grading. Applicant shall place a six (6) foot tall 90% opaque wood fence, with fence boards within six (6) inches of the ground, along or near the north property (east 350 feet not including the 25' Sunbury Road building setback) with exact location to be field adjusted based on the location of existing trees, and applicant shall plant new six (6) foot tall evergreen trees at 15' on center, as needed, to fill-in gaps in the existing trees.

D. Building design and/or Interior-Exterior treatment commitments.

Primary exterior building materials shall consist of lap siding (fiber cement siding, such as Hardi-Plank, and vinyl siding with accents of other materials including manufactured stone veneer, and asphalt shingle roofing.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.

N/A

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-12, Apartment Residential District. All signage shall be monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the AR-12, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1. The developer shall comply with applicable requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. The site plan titled "5049 Sunbury Road", and building renderings titled "5049 Sunbury Road, Building A Rendering", "5049 Sunbury Road, Building A Rendering", "5049 Sunbury Road, Building A Rendering", hereafter "Building Renderings", all dated December 28, 2017, and signed by David B. Perry, Agent for applicant, and Donald Plank, Attorney for applicant, depicts the planned site development and buildings. These plans may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

3. See also CV17-075.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

Signature: _____ Date: _____
David B. Perry, Agent for Applicant

Signature: _____ Date: _____
Donald Plank, Attorney for Applicant



SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43054
t 614 545 4550 f 614 545 4555 www.shremshock.com

HOMEPORTR

5049 SUNBURY RD
BUILDING A

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NOT INTENDED FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME.
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SAI # 170541 12/28/17

A-A20
EXTERIOR



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HOMEPORT

5049 SUNBURY RD
BUILDING B

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B-A20
EXTERIOR



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HOMEPORT 5049 SUNBURY RD BUILDING C

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C-A20
EXTERIOR



Northland Community Council
Development Committee

Report

December 6, 2017 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:35 pm** by chair **Dave Paul**

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGHA), Blendon Chase (BCHA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

Case #1: Application #Z17-048 (Rezone 55 AC± from R-rural to PUD4 for 163 single family units, pending annexation)
Laura Comek/Laura M. Comek Law *representing*
Ciminello's Inc.
6450 Ulry Road, 43081 (PID 110-00023)

- *The Committee approved (16-0) a motion (by AGHA, second by LUCA) to **RECOMMEND APPROVAL WITH 3 (THREE) CONDITIONS:***
 - That the plan and text be amended to establish a “no build” conservation area extending 52’ from the adjacent property line to the west (PID 110-003056) replacing (portions of) lots designated #22 and #23.
 - That the plan and text be amended to reflect that lots shown as #1-21, #40-51, #78-82 and #117-123 on the plan (dated 12/6/2017) will be provided a 130’ lot depth and 35’ back yards.
 - That the text be amended to reduce the minimum side yard permitted on one side of each lot as specified in section 3.A.1. from 1 foot to 0 (zero) feet.

Case #2: Application #Z17-045/CV17-075 (Rezone 5.035 AC± from R to L-AR-12 for 60 multi-family residential units; concurrent Council variance to increase building height to 37’, reduce setback and reduce rear yard)
Dave Perry/David Perry Co. *representing*
Homeport
5049 Sunbury Rd, 43230 (PID 110-00023)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by KWPCA, second by BCHA) to **RECOMMEND DISAPPROVAL** of the rezoning application. Consequently, the Committee did not vote concerning the concurrent Council variance.*
-

Case #3: Application #CV17-074 (CV to permit use of southern half of parcel, zoned R-1, for expansion of existing AEP substation)
Jesse Lee/MS Consultants *representing*
Ohio Power Company (AEP)
4040 Morse Road, 43230 (PID 600-150028)

- *The Committee approved (16-0) a motion (by RRSHA, second by SCA) to*
RECOMMEND APPROVAL WITH 1 (ONE) CONDITION:
 - That landscape screening, of a nature to be determined, will be provided along the west and south sides of the southern portion of the parcel which is zoned R-1.

Case #4: Application #GC17-030 (Graphics variance from §3377.22(B) to permit a permanent wall sign to extend beyond the horizontal dimension of a building)
Stanley Young/Trinity Sign Group *representing*
TENFOLD
4860 E Dublin-Granville Rd (Big Lots corporate offices), 43081 (PID 010-296247)

- *The Committee approved (16-0) a motion (by APHA, second by LUCA) to*
RECOMMEND APPROVAL of the application.
-

Executive Session

9:15 pm

Meeting Adjourned

10:10 pm